## CITY OF CHICAGO - ZONING BOARD OF APPEALS

## August 17, 2012

#### 121 N. LaSalle Street - Room 200

Present: Swain, McCabe-Miele, Toia, Santiago

Absent: Healey

274-12-Z ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** Newell Homes, Inc.

**OWNER:** The Daniel A. Wagner Living Trust, dated Oct. 14, 2002

PREMISES AFFECTED: 3764 N. Clark Street

**SUBJECT:** Application for a variation to reduce the required front yard setback from 6.1' to zero, reduce the total side yard combination from 9.8', with neither less than 3.9'. to 6.1' with 3-1/2' on each side for a proposed four-story six dwelling unit building with basement and rooftop stair enclosure.

Yes 4-0

275-12-S ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** Newell Homes, Inc.

**OWNER:** The Daniel A. Wagner Living Trust, dated Oct 14, 2002

PREMISES AFFECTED: 3764 N. Clark Street

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed four-story six dwelling unit building with basement and rooftop stair enclosure.

Yes 4-0

276-12-S ZONING DISTRICT: B3-5 WARD: 48

**APPLICANT:** McDonald's Corporation

**OWNER:** Chicago Title Land Trust Company Trust #38711

PREMISES AFFECTED: 5130 N. Sheridan Road

**SUBJECT:** Application for a special use to permit the expansion of a drive-through facility with two order stations and a one-story addition to an existing restaurant.

Yes 3-0 (Toia Recusal)

277-12-S ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: NRG Clybourn Wrightwood, LLC

**OWNER:** Same

PREMISES AFFECTED: 2564-2586 N. Clybourn Avenue

**SUBJECT:** Application for a special use to permit the establishment of a one-story bank with a four

lane drive-through facility.

Yes 4-0

278-12-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Richard Ashbeck

**OWNER:** Same

PREMISES AFFECTED: 1219 W. Montana Street

**SUBJECT:** Application for a variation to exceed the maximum height by not more than 10% to 33',

to exceed the existing floor area by not more than 15% with 260 sq. ft. addition, reduce the required west side yard setback from 2.4' to .87' for a 4th floor dormer addition and reduce the total side yard combination from 6', with neither less than 2.4', to 5.2' for a proposed rear open porch enclosure to an existing four-story three dwelling unit building.

Continuance – 10/19 @ 2pm

279-12-Z ZONING DISTRICT: B2-3 WARD: 35

**APPLICANT:** Flexhouse, LLC

**OWNER:** Same

PREMISES AFFECTED: 2801-2815 W. Shakespeare Avenue

**SUBJECT:** Application for a variation to reduce the required front yard setback (W. Shakespeare Ave.) from 10' to 3.42' for a proposed eight-car garage attached to an existing three-story eight dwelling unit building.

Yes 4-0

280-12-S ZONING DISTRICT: B1-3 WARD: 47

APPLICANT: 4232-38 N. Western, LLC

**OWNER:** Same

PREMISES AFFECTED: 4232-38 N. Western Avenue

**SUBJECT:** Application for a special use to permit the establishment of residential parking on the first floor of a proposed four-story 18 dwelling unit building.

Yes 4-0

281-12-Z ZONING DISTRICT: B1-3 WARD: 47

APPLICANT: 4232-38 N. Western, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 4232-38 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to 18' for a proposed four-story 18 dwelling unit building.

Yes 4-0

282-12-S ZONING DISTRICT: B3-2 WARD: 15

**APPLICANT:** Clifton Dean

**OWNER:** Same

PREMISES AFFECTED: 6159 S. Ashland Avenue

**SUBJECT:** Application for a special use to permit the establishment of a hair and nail salon.

<u>Yes 4-0</u>

283-12-S ZONING DISTRICT: B3-2 WARD: 49

**APPLICANT:** LVL Enterprise Corp.

OWNER: 7551 N. Ridge LLC

**PREMISES AFFECTED:** 2135 W. Howard Street

**SUBJECT:** Application for a special use to permit the establishment of a beauty/nail salon.

Continuance – 9/21 @ 2pm

284-12-S ZONING DISTRICT: B1-1 WARD: 36

**APPLICANT:** Maria D. Olaguez

**OWNER:** Same

PREMISES AFFECTED: 6970 W. North Avenue

**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

285-12-S ZONING DISTRICT: B1-3 WARD: 35

**APPLICANT:** Penny Lane Studios, LLC **OWNER:** VPRE Real Holdings, LLC

PREMISES AFFECTED: 2658 N. Sawyer Avenue

**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Withdrawal

286-12-S ZONING DISTRICT: B3-3 WARD: 28

**APPLICANT:** Nail Zone, LLC **OWNER:** West Madison Properties

PREMISES AFFECTED: 3900 W. Madison Street

**SUBJECT:** Application for a special use to permit the establishment of a nail salon.

Yes 4-0

287-12-S ZONING DISTRICT: B3-1 WARD: 30

**APPLICANT:** Shagufta Parveen

**OWNER:** Dan Khouri

**PREMISES AFFECTED:** 3101 W. Irving Park Road, Unit E

**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

288-12-S ZONING DISTRICT: B3-2 WARD: 25

**APPLICANT:** Chocolate For Your Body Chicago, Inc.

**OWNER:** Victoria Gardens, LP

PREMISES AFFECTED: 1743 S. Halsted Street

**SUBJECT:** Application for a special use to permit the establishment of a massage establishment.

Yes 4-0

289-12-Z ZONING DISTRICT: RS-3 WARD: 16

**APPLICANT:** Minnie Donner

**OWNER:** Same

**PREMISES AFFECTED:** 5931 S. Maplewood Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 37.5' to zero

for a proposed 6' tall (8' frame) by 30' length wood fence with a gate.

Yes 4-0 – Condition: Fence may be no taller than 8' – Top 2' must be permeable/not opaque

290-12-Z ZONING DISTRICT: RS-3 WARD: 35

**APPLICANT:** North Star Trust # 10-12139

**OWNER:** Same

#### PREMISES AFFECTED: 3133 N. Lawndale Avenue

**SUBJECT:** Application for a variation to exceed the existing floor area by not more than 15% with a 424 sq. ft. attic addition and 3-three story spiral stair with a rear open roof deck to an existing 3-story two dwelling unit building, that has been in existence for over 50 years, being deconverted to a single-family residence.

Yes 3-0 (Swain Absent)

291-12-Z ZONING DISTRICT: RS-2 WARD: 10

**APPLICANT:** Reynaldo Suarez

**OWNER:** Same

PREMISES AFFECTED: 10904 S. Green Bay Avenue

**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to 10.81'; reduce the 4' north side yard setback to 3.22' and the 4' south side yard setback to 2.78' and reduce the total side yard combination from 9' to 6' for a proposed front one-story open porch to a single-family residence.

Yes 4-0

292-12-S ZONING DISTRICT: B3-1 WARD: 31

**APPLICANT:** La Caridad Jewelry Inc. **OWNER:** Nordarse Family, LLC

PREMISES AFFECTED: 4446-4459 W. Diversey Avenue

**SUBJECT:** Application for a special use to permit the establishment of a valuable objects dealers

license.

Yes 4-0

293-12-Z ZONING DISTRICT: M1-1 WARD: 1

APPLICANT: 2929 California LLC

**OWNER:** Same

PREMISES AFFECTED: 2923 N. California Avenue

**SUBJECT:** Application for a variation to reduce the required 30' rear yard northeast end of the lot to 1.5' and reduce the southeast end of the lot (N. Fairfield Ave.) from 20' to 6.58' for a proposed three-story medical building.

Yes 3-0 (McCabe-Miele Absent)

294-12-S ZONING DISTRICT: M1-2 WARD: 27

**APPLICANT: USA BUILD LLC** 

**OWNER:** Same

PREMISES AFFECTED: 847 N. Larrabee Street

**SUBJECT:** Application for a special use to permit the establishment of a non-accessory parking lot.

Continuance - 9/21 @ 2pm

295-12-S ZONING DISTRICT: B3-3 WARD: 43

**APPLICANT:** DePaul University

OWNER: Ann & Robert H. Lurie Children's Hospital of Chicago

PREMISES AFFECTED: 2316 N. Lincoln Avenue

**SUBJECT:** Application for a special use to permit the establishment of 46 off-site accessory

parking spaces within an existing 850-space parking garage to serve an office and classroom building located at 759 W. Belden Avenue.

Yes 4-0

**296-12-S ZONING DISTRICT: M1-1 WARD: 31** 

**APPLICANT:** Wendy's Old Fashioned Hamburgers

**OWNER:** Belmont 2006, LLC

PREMISES AFFECTED: 4140 W. Belmont Avenue

**SUBJECT:** Application for a special use to permit the establishment of a one-lane drive-through

facility for a proposed one-story restaurant.

Yes 3-0 (Toia Recusal)

297-12-S ZONING DISTRICT: B3-1 WARD: 38

**APPLICANT:** Wendy's Old Fashioned Hamburgers

**OWNER:** MGMC Properties, LLC

PREMISES AFFECTED: 3943 N. Harlem Avenue

**SUBJECT:** Application for a special use to permit the establishment of a one-lane drive-through

facility for a proposed one-story restaurant.

Yes 3-0 (Toia Recusal)

298-12-S ZONING DISTRICT: RS-3 WARD: 34

**APPLICANT:** Prentice Earl

**OWNER:** Same

PREMISES AFFECTED: 255 W. 112th Place

**SUBJECT:** Application for a special use to permit the establishment of a transitional residence.

 $\underline{Yes}$  4-0 – Condition: Limit residents to those with linkage agreement referrals – No walk-in residents

299-12-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Westford Development LLC

**OWNER:** Same

PREMISES AFFECTED: 2217 W. Cullom Avenue

**SUBJECT:** Application for a variation to reduce the required front yard setback from 17.7' to 12' for a proposed two-story single-family residence with basement and detached garage with rooftop deck.

Yes 4-0 – Revised setback to 13' at hearing

2:00 PM

300-12-S ZONING DISTRICT: B3-5 WARD: 48

**APPLICANT:** UBBAR, LLC

**OWNER:** Broadway Clark Building Corp. c/o Josh Grossman **PREMISES AFFECTED:** 4717-4759 N. Clifton Avenue

**SUBJECT:** Application for a special use to permit the establishment of a 14-space required accessory off-site parking lot to serve a banquet hall/special events facility located at 4713 N. Broadway.

Dioadway

Yes 4-0

301-12-S ZONING DISTRICT: RS-3 WARD: 16

APPLICANT: Catholic Charities of the Archdiocese of Chicago

**OWNER:** Catholic Bishop of Chicago, a corporation sole **PREMISES AFFECTED:** 6200-6232 S. Sangamon Street

**SUBJECT:** Application for a special use to permit the establishment of a transitional shelter.

Yes 4-0

**302-12-S ZONING DISTRICT: B1-2 WARD: 10** 

**APPLICANT:** Kreative Kidz Academy, Inc.

**OWNER:** Suite Living Development

PREMISES AFFECTED: 8942 S. Commercial Avenue

**SUBJECT:** Application for a special use to permit the establishment of 2-space required accessory parking lot to serve a day care center located at 8912 S. Commercial Ave.

Withdrawal

303-12-S ZONING DISTRICT: B3-1 WARD: 18

APPLICANT: Cash America, Inc. of Illinois DBA Cash America Jewelry and Loan of Chicago

**OWNER:** 7900 S. Western Building, LLC

PREMISES AFFECTED: 7900 S. Western Avenue

**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.

Continuance - 10/19 @ 2pm

304-12-S ZONING DISTRICT: B3-1/B3-5 WARD: 2

**APPLICANT:** Prologue, Inc.

**OWNER:** Same

PREMISES AFFECTED: 3232 S. Dr. Martin Luther King Drive

**SUBJECT:** Application for a special use to permit the establishment of a school within an existing

two-story building.

Continuance - 10/19 @ 2pm

305-12-S ZONING DISTRICT: M2-3 WARD: 3

**APPLICANT:** Behrooz Moradi

**PREMISES AFFECTED:** 148 W. 43rd Street

**OWNER:** Behrooz Moradi

SUBJECT: Application for a special use to permit the establishment of an outdoor sports and

recreation facility (paint ball venue).

Continuance - 10/19 @ 2pm

**306-12-Z ZONING DISTRICT: B2-3 WARD: 25** 

APPLICANT: Mario & Maria DiPaolo

**OWNER:** Same

PREMISES AFFECTED: 922 S. Carpenter Street

**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to 10' for a proposed required accessory off-site parking lot to serve an existing three-story mixed used building located at 1068-72 W. Taylor St.

#### Yes 4-0

307-12-S ZONING DISTRICT: RS-3 WARD: 15

**APPLICANT:** Public Building Commission

**OWNER:** Public Building Commission/City of Chicago **PREMISES AFFECTED:** 5624-28 S. Wolcott Avenue

**SUBJECT:** Application for a special use to permit the establishment of a proposed non-required accessory off-site parking lot to serve an existing school located at 5650 S. Wolcott Ave.

Yes 4-0

308-12-Z ZONING DISTRICT: RS-3 WARD: 15

**APPLICANT:** Public Building Commission

**OWNER:** Public Building Commission/City of Chicago **PREMISES AFFECTED:** 5624-5628 S. Wolcott Avenue

**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to 8' for a proposed non-required accessory off-site parking lot to serve an existing school located at 5650 S. Wolcott Ave.

Yes 4-0

309-12-Z ZONING DISTRICT: RS-2 WARD: 36

APPLICANT: Mary A. Leyland

**OWNER:** Same

PREMISES AFFECTED: 3520 N. Rutherford Avenue

**SUBJECT:** Application for a variation to reduce the required south side yard setback from 4' to zero (north side yard at 2.97') and reduce the total side yard combination from 9' to 2.97' for a 9' height x 59.77 linear feet fence.

Dismissal

310-12-S ZONING DISTRICT: DX-16 WARD: 42

APPLICANT: Chicago Gold Buyer and Loan Inc. DBA Wedding Bands & Company

**OWNER:** TBG State Street LLC

PREMISES AFFECTED: 2 N. Wabash Avenue

**SUBJECT:** Application for a special use to permit the establishment of a valuable objects dealers

license.

Yes 4-0

311-12-S ZONING DISTRICT: C1-1 WARD: 37

**APPLICANT:** TTD Jewelry and Loan, LLC **OWNER:** Grand Laramie Building, LLC

PREMISES AFFECTED: 5200 W. Grand Avenue

**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.

Yes 4-0

312-12-A ZONING DISTRICT: B3-2 WARD: 50

**APPLICANT:** Outdoor Impact Inc.

**OWNER:** Hasan S. Syed

PREMISES AFFECTED: 2719-21 W. Devon Avenue

**SUBJECT:** Application for an appeal from the decision of the Zoning Administrator to not permit a 300 sq. ft./15' height off-premise/advertising sign on a pedestrian street, within a 100' of a residential district and exceeding the maximum total sign area in a B3 zoned district.

Continuance – 10/19 @ 2pm

313-12-A ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** Outdoor Impact Inc.

**OWNER:** Rivera Quinones Ortiz Partnership **PREMISES AFFECTED:** 3333-35 N. Clark Street

**SUBJECT:** Application for an appeal from the decision of the Zoning Administrator to not permit a 504 sq. ft./24' height off-premise/advertising sign within a 100' of a residential district and

exceeding the maximum total sign area in a B3 zoned district.

Continuance – 9/21 @ 2pm

### **CONTINUANCES**

254-12-S ZONING DISTRICT: M2-3 WARD: 14

**APPLICANT:** 3939 JAM Ventures, LLC

**OWNER:** E 3939, LLC

PREMISES AFFECTED: 3939 S. Karlov Avenue

**SUBJECT:** Application for a special use to permit the establishment of an adult entertainment

cabaret.

Withdrawal

192-12-Z ZONING DISTRICT: B2-3 WARD: 25

**APPLICANT:** Mario & Maria DiPaolo

**OWNER:** Same

PREMISES AFFECTED: 1068-72 W. Taylor Street

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to zero for

two rear one-story additions to an existing three-story mixed-use building.

Yes 4-0

193-12-S ZONING DISTRICT: RT-4 WARD: 25

**APPLICANT:** Mario & Maria DiPaolo

**OWNER:** Same

PREMISES AFFECTED: 922 S. Carpenter Street

**SUBJECT:** Application for a special use to permit the establishment of a required accessory off-site parking lot to serve an existing three-story mixed-use building located at 1068-72 W. Taylor Street.

Yes 4-0

196-12-S ZONING DISTRICT: B3-2 WARD: 8

**APPLICANT:** EZ Pawn Illinois, Inc.

**OWNER:** Chicago Title Land Trust Company

PREMISES AFFECTED: 8515 S. Cottage Grove Avenue

**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.

No 2-2 (Swain, Toia – Yes/McCabe-Miele, Santiago – No)

**203-12-S ZONING DISTRICT: B3-5 WARD: 25** 

**APPLICANT:** William Barbaro

**OWNER:** Applicant as beneficiary of North Star Trust # LB10-1897

PREMISES AFFECTED: 251-69 W. Cermak Road/2207-09 S. Princeton Avenue

**SUBJECT:** Application for a special use to permit the establishment of a proposed 81-room hotel

and retail building.

Yes 4-0

204-12-Z ZONING DISTRICT: B3-5 WARD: 25

**APPLICANT:** William Barbaro

**OWNER:** Applicant as beneficiary of North Star Trust # LB10-1897

PREMISES AFFECTED: 251-69 W. Cermak Road/2207-09 S. Princeton Avenue

**SUBJECT:** Application for a variation to waive one required loading berth for a proposed 81-room

hotel and retail building.

Withdrawal

219-12-Z ZONING DISTRICT: RS-3 WARD: 35

**APPLICANT:** Martin Cameron

**OWNER:** Same

PREMISES AFFECTED: 3039 N. Christiana Avenue

**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to 5'-5" for

a proposed front three-story porch to an existing 2 ½-story three-dwelling unit building.

Continuance - 10/19 @ 2pm

226-12-S ZONING DISTRICT: M2-2 WARD: 17

**APPLICANT:** South Chicago Iron and Metal

**OWNER:** Summa Resources, Ltd.

**PREMISES AFFECTED:** 1313 W. 74<sup>th</sup> Street

**SUBJECT:** Application for a special use to permit the establishment of a Class IVA recycling

facility.

Yes 4-0 – Condition: Repair front wall and fence – Paint front wall one uniform color

247-12-S ZONING DISTRICT: B3-3 WARD: 3

**APPLICANT:** Donald Walker **OWNER:** Hayward Smith

PREMISES AFFECTED: 122 E. 47th Street

**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

263-12-S ZONING DISTRICT: B3-1 WARD: 25

**APPLICANT:** James Andersen

**OWNER:** Same

# **PREMISES AFFECTED:** 2317 S. Leavitt Street

**SUBJECT:** Application for a special use to permit the expansion of an existing two-story single-family residence for two proposed rear one-story additions and a rear second floor addition.

<u>Yes 4-0</u>